

Procedures for Annual Adjustments Decatur County

Residential

- Step 1: The Residential land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. In neighborhoods where there were no vacant land sales the land was trended using like neighborhoods. Values were adjusted using trending factors; except for Fugit Township around Lake Santee. In those neighborhoods we changed the base rates.
- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or the neighborhood was trended using similar neighborhoods or a township trending factor. Some neighborhoods required further stratification through house types. This was done using house type models.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The C/I land values were trended by sales of vacant land within the neighborhood. Sales were used of vacant parcels as well as improved parcels that were vacant at the time of sale. In neighborhoods where there were no vacant land sales, the land was changed by comparing them to like neighborhoods. Values were adjusted using trending factors; there were no base rates changed.

The land values for rural commercial and industrial properties were trended with the same factor applied to the residential land.

- Step 2: After the land factors were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the improvements of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given for sales of an earlier time period in the neighborhood or the neighborhood was trended as similar neighborhoods.

For income producing properties, income data sheets were mailed out and GRM's or capitalization of income was used to assist in determining the values.

- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.